

PETITION FOR ZONING VARIANCE  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 303.1 to permit a front yard setback of 30 feet in lieu of the average 33.8 feet

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Owner wishes to enclose existing covered screened porch to allow year-round use and to insulate front of house.

Three of the other four houses on this side of the block already have enclosed porches.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:  
(Type or Print Name)  
Signature  
Address  
City and State

Legal Owner(s):  
(Type or Print Name)  
Signature  
Address  
City and State

Attorney for Petitioner:  
(Type or Print Name)  
Signature  
Address  
City and State

Attorney's Telephone No.:

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day of September, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of October, 1986, at 10:15 o'clock A.M.

*[Signature]*  
Zoning Commissioner of Baltimore County.

### CERTIFICATE OF PUBLICATION

TOWSON, MD., September 25, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on September 25, 1986.

THE JEFFERSONIAN,

Publisher

Cost of Advertising

24.75

PETITION FOR ZONING VARIANCE  
15th Election District  
Case No. 87-162-A

LOCATION: Northwest Side of Goeller Avenue, 175 feet Southeast of Eastern Avenue

DATE AND TIME: Wednesday, October 15, 1986, at 10:15 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Zoning Variance to permit a front yard setback of 30 feet in lieu of the average 33.8 feet

Being the property of James Helmcamp, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order of  
ARNOLD JABLON  
Zoning Commissioner  
of Baltimore County  
9/24/86 Sept. 25.

ORDER RECEIVED FOR FILING  
Dec 3 1986  
By *[Signature]*

IN RE: PETITION FOR ZONING VARIANCE  
NE/S of Goeller Avenue,  
175' SE of Eastern Avenue,  
15th Election District

James Helmcamp, et ux  
Petitioners

BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 87-162-A

The Petitioners herein request a zoning variance to permit a front yard setback of 30 feet in lieu of the average 33.8 feet to enclose an existing, covered screened porch.

Testimony by and on behalf of the Petitioners indicates that all the dwellings on the block were identically built many years ago. The neighbor on the west enclosed his porch approximately 40 years ago. In fact, 3 out of 5 houses on the block already have enclosed porches. An enclosed porch will provide insulation for the front of the house and year-round use. There were no Protestants.

Pursuant to the advertisement, posting of property, and public hearing on this case; it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners; Baltimore County having reviewed the application involving property located in the Maryland Chesapeake Bay Critical Areas and having determined that it is consistent with the requirements of the State of Maryland to minimize adverse impacts on water quality and fish, wildlife, and plant habitat; it is resolved that the requested variances will not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 25th day of October 1986, that the herein request for a zoning variance to permit a front yard setback of 30 feet, in accordance with the plan

submitted, is hereby GRANTED, from and after the date of this Order, subject, however, to the following requirement:

A major deciduous or two (2) medium, or two (2) minor deciduous trees must be maintained on the site. The existing maple tree at the front of the house will fulfill this requirement if maintained.

*[Signature]*  
Deputy Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

October 20, 1986

Mr. & Mrs. James Helmcamp  
3 Goeller Avenue  
Baltimore, Maryland 21221

RE: Petition for Zoning Variance  
NE/S of Goeller Avenue,  
175' SE of Eastern Avenue,  
15th Election District  
Case No. 87-162-A

Dear Mr. & Mrs. Helmcamp:

Enclosed please find a copy of the decision rendered in the above referenced case. Please be advised that your Petition for Zoning Variance has been granted, in accordance with the enclosed Order.

If you have any further questions on the subject matter, please do not hesitate to contact this office.

Very truly yours,

*[Signature]*  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMH:bjs

Enclosures

cc: Peoples Counsel

PETITION FOR ZONING VARIANCE  
NE/S of Goeller Ave., 175' SE  
of Eastern Ave., 15th District  
15th Election District  
Case No. 87-162-A

LOCATION: Northeast Side of Goeller Avenue, 175 feet Southeast of Eastern Avenue

DATE AND TIME: Wednesday, October 15, 1986, at 10:15 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a front yard setback of 30 feet in lieu of the average 33.8 feet

Being the property of James Helmcamp, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

DESCRIPTION OF PROPERTY

BEGINNING at a point on the northeast side of Goeller Avenue (35 feet wide) at a distance of 175 feet southeast of the right-of-way of Eastern Avenue and being Lots 78 and 79 as shown on the plat of Mt. Holly Terrace, which is recorded in LRBC in Plat book KPC No. 8, Folio 25.

Known as 3 Goeller Avenue in the 15th Election District.

RE: PETITION FOR VARIANCE  
NE/S of Goeller Ave., 175' SE  
of Eastern Ave., 15th District  
15th Election District  
JAMES HELMCAMP, et ux,  
Petitioners

BEFORE THE ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 87-162-A

ENTRY OF APPEARANCE

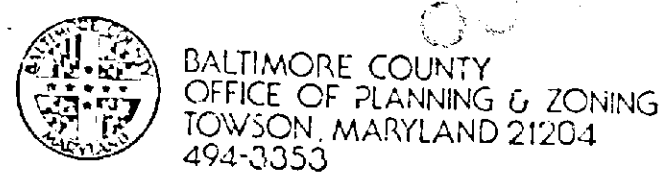
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*[Signature]*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*[Signature]*  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 23rd day of September, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. James Helmcamp, 3 Goeller Ave., Baltimore, MD 21221, Petitioners.

*[Signature]*  
Peter Max Zimmerman



ARNOLD JABLON  
ZONING COMMISSIONER

October 7, 1986

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

Mr. James Helmcamp  
Mrs. Audrey Helmcamp  
3 Goeller Avenue  
Baltimore, Maryland 21221

RE: PETITION FOR ZONING VARIANCE  
NE/S of Goeller Ave., 175' SE of Eastern Ave.  
15th Election District  
James Helmcamp, et ux - Petitioners  
Case No. 87-162-A

Dear Mr. and Mrs. Helmcamp:

This is to advise you that \$61.40 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to the County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: ACCOUNT: AMOUNT: RECEIVED FROM: FOR: VALIDATION OR SIGNATURE OF CASHIER

Mr. James Helmcamp  
Mrs. Audrey Helmcamp  
3 Goeller Avenue  
Baltimore, Maryland 21221

September 12, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE  
NE/S of Goeller Ave., 175' SE of Eastern Ave.  
15th Election District  
James Helmcamp, et ux - Petitioners  
Case No. 87-162-A

TIME: 10:15 a.m.

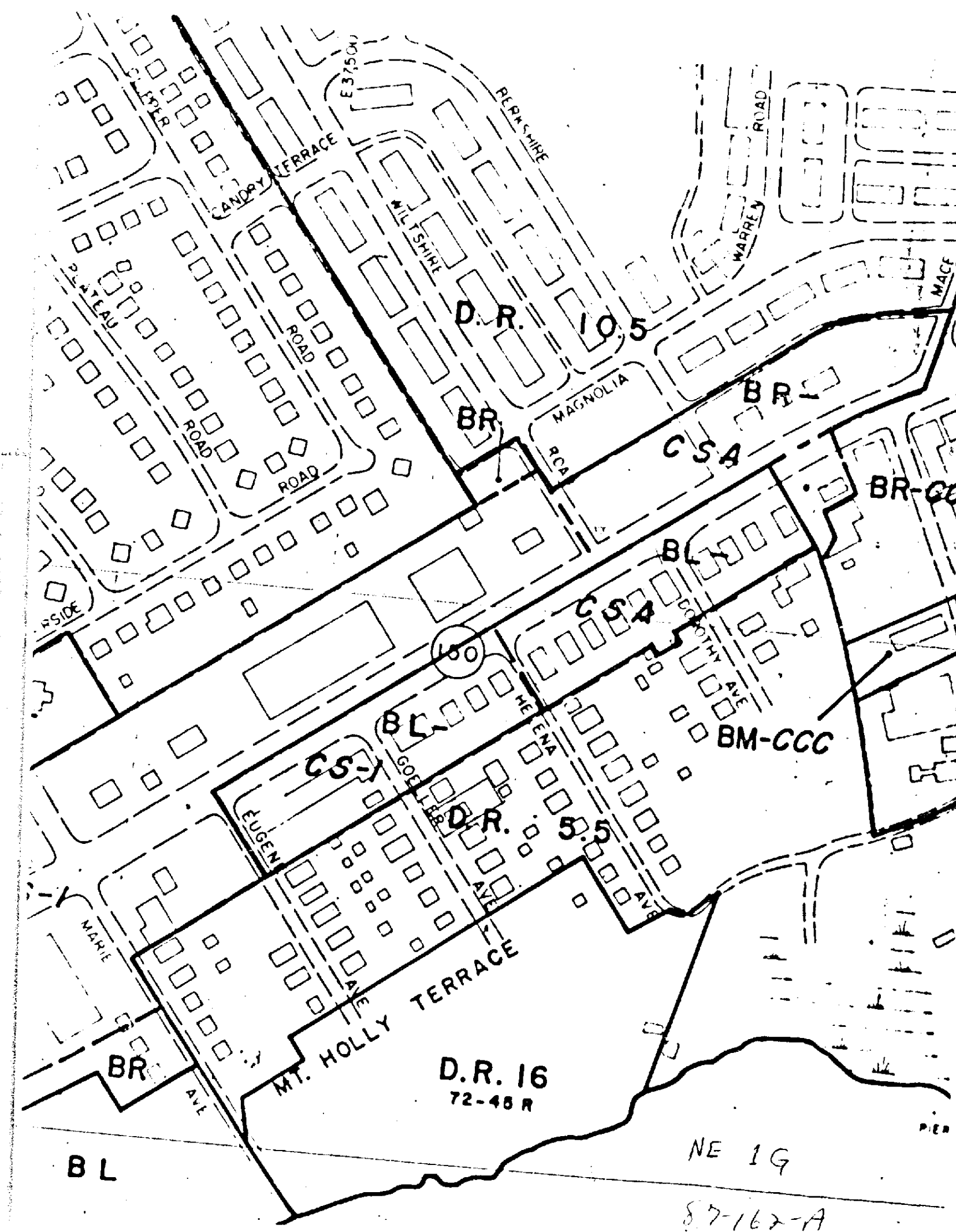
DATE: Wednesday, October 15, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Signature of Zoning Commissioner

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: ACCOUNT: AMOUNT: RECEIVED FROM: FOR: VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner  
Norman E. Gerber, AICP, Director  
FROM: Office of Planning and Zoning

Date: October 1, 1986

SUBJECT: Zoning Petition Nos. 87-156-A and 87-162-A

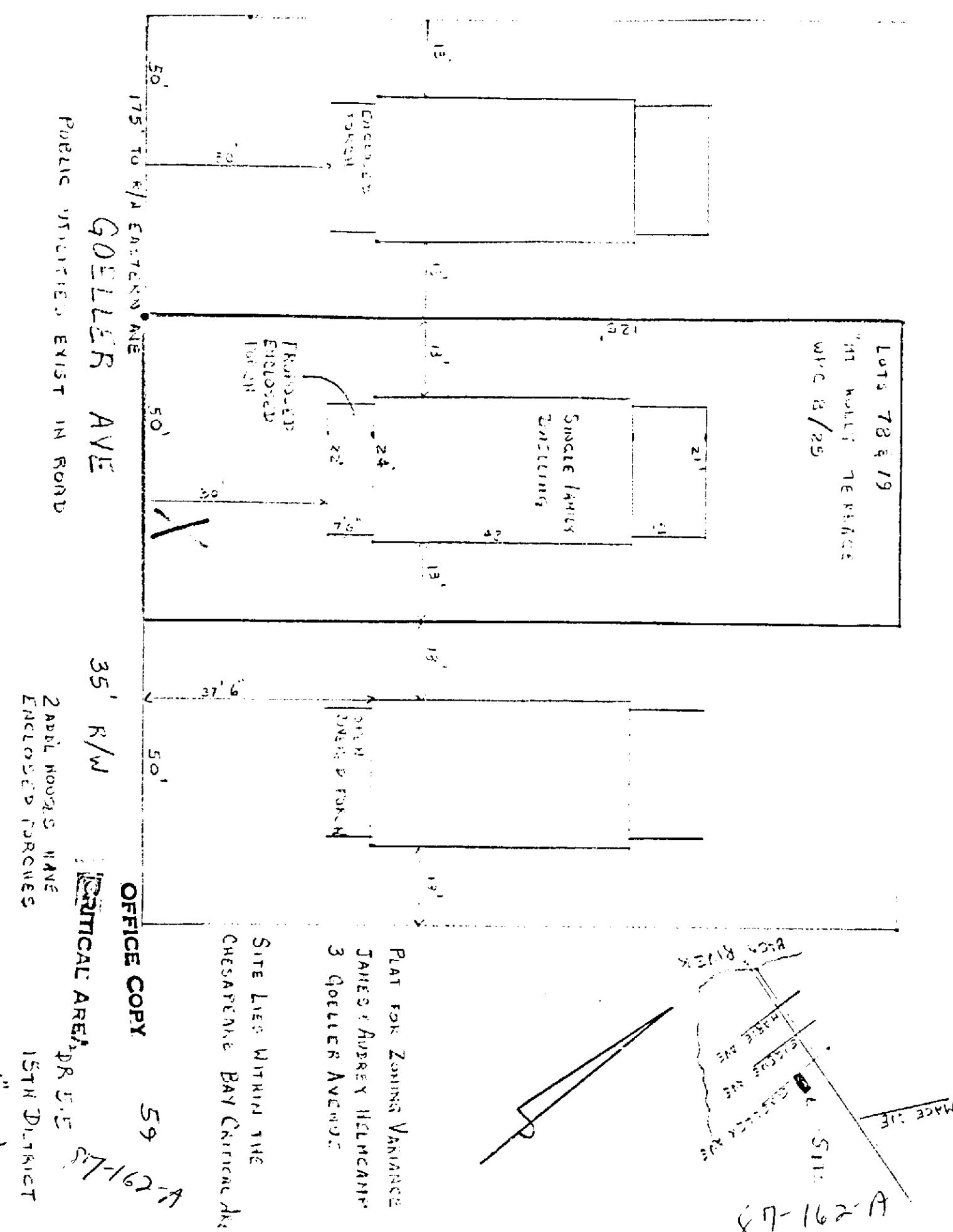
Please consider the Chesapeake Bay Critical Area Findings (memo from Gerber to Jablon dated 10/1/86) to be the content of this office.

Signature of Norman E. Gerber, AICP, Director

NEG/JCH/CT

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 15th Date of Posting: 9/15/86  
Posted for: Helmcamp  
Petitioner: Helmcamp  
Location of property: NE/S of Goeller Ave., 175' SE of Eastern Ave.  
Location of Sign: 35' x 175' sign on NE corner of Goeller Ave. and Eastern Ave.  
Remarks: Helmcamp  
Posted by: Helmcamp  
Number of Signs: 2



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon,  
TO: Zoning Commissioner  
Norman E. Gerber, AICP, Director  
FROM: Office of Planning and Zoning  
Chesapeake Bay Critical Area Findings -  
James Helmcamp, et ux (87-162-A)

The BCOPZ has determined that this petition is consistent with the Chesapeake Bay Critical Area program provided that a major deciduous or two (2) conifers or two (2) minor deciduous trees are maintained on site. The existing maple tree at the front of the house will fulfill this requirement if maintained.

Sincerely,  
Signature of Norman E. Gerber, AICP

NEG:PJS:dq

cc: Uri Avin, OPZ  
T. Dugan, OPZ  
J. Hoswell, OPZ  
A. VanArsdale, OPZ  
People's Counsel  
T. Vidmar, Bureau of Eng.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Chairman  
Members:  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Protection  
Health Department  
Public Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Mr. James Helmcamp  
3 Goeller Avenue  
Baltimore, Maryland 21221

Dear Mr. Helmcamp:  
The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,  
Signature of James E. Dyer, Chairman  
Zoning Plans Advisory Committee

NEG:kb  
Enclosures

Petition for Zoning Variance

15th Election District  
Case No. 87-162-A  
LOCATION: Northeast Side of Goeller Avenue, 175 feet Southeast of Eastern Avenue.  
DATE & TIME: Wednesday, October 15, 1986 at 10:15 a.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for zoning variance to permit a front yard setback of 30 feet in lieu of the average 33.8 feet. Being the property of James Helmcamp, et ux, as shown on the plat filed with the Zoning Office.  
In the event that this petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of  
Arnold Jablon  
Zoning Commissioner  
of Baltimore County

The Times

Middle River, Md., Sept 25 1986

This is to certify that the annexed Petition - Helmcamp (Key 1 957 25) was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 25th day of September, 1986. Publisher.



## BALTIMORE COUNTY OFFICE OF PLANNING &amp; ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
4th day of September, 1986.

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

Petitioner James Helcamp, et ux Received by: James E. Dyer  
Petitioner's Attorney Chairman, Zoning Plans  
Advisory Committee



BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

September 5, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for  
items number 45, 46, 47, 48, 49, 50, 51, 53, 54, 55, 56, 57, 59,  
60, and 61.

Very truly yours,

*Michael S. Flanagan*  
Michael S. Flanagan  
Traffic Engineer Associate II

MSF:lt



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3211

NORMAN E. GERBER  
DIRECTOR

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

SEPTEMBER 15, 1986  
(CRITICAL AREA)

Re: Zoning Advisory Meeting of AUGUST 14, 1986  
Item # 59  
Property Owner: JAMES HELCAMP, et ux  
Location: NE/S GOELLER AVE. 175'  
SE. EASTERN AVE.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject  
petition and offers the following comments. The items checked below are  
applicable.

- ( ) There are no site planning factors requiring comment.
- ( ) A County Review Group Meeting is required.
- ( ) A County Review Group meeting was held and the minutes will be  
forward by the Bureau of Public Services.
- ( ) This site is part of a larger tract; therefore it is defined as a  
subdivision. The plan must show the entire tract.
- ( ) A record plat will be required and must be recorded prior  
to issuance of a building permit.
- ( ) The access is not satisfactory.
- ( ) The circulation on this site is not satisfactory.
- ( ) The parking arrangement is not satisfactory.
- ( ) Parking calculations must be shown on the plan.
- ( ) This property contains soils which are defined as wetlands, and  
development on these soils is prohibited.
- ( ) Construction in or alteration of the floodplain is prohibited  
under the provisions of Section 22-98 of the Development  
Regulations.
- ( ) Development of this site may constitute a potential conflict with  
the Baltimore County Master Plan.
- ( ) The amended Development Plan was approved by the Planning Board  
on \_\_\_\_\_.
- ( ) Landscaping: Must comply with Baltimore County Landscape Manual.
- ( ) The property is located in a deficient service area as defined by  
Bill 178-79. No building permit may be issued until a Reserve  
Capacity Use Certificate has been issued. The deficient service  
is \_\_\_\_\_.
- ( ) The property is located in a traffic area controlled by a "D" level  
intersection as defined by Bill 178-79, and as conditions change  
traffic capacity may become more limited. The Basic Services Areas  
are re-evaluated annually by the County Council.

X Additional comments:  
"THIS SITE IS LOCATED IN THE CHESAPEAKE BAY  
CRITICAL AREA. ADDITIONAL COMMENTS WILL BE  
PROVIDED BY THE COMPREHENSIVE PLANNING DIVISION."

David Fields, Acting Chief  
Current Planning and Development

cc: James Hoswell



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204-2586  
494-4500

PAUL H. REINCKE  
CHIEF

August 15, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

RE: Property Owner: James Helcamp, et ux (CRITICAL AREA)  
Location: NE/S Goeller Avenue, 175' SE Eastern Avenue  
Item No.: 59

Zoning Agenda: Meeting of 8/19/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this  
Bureau and the comments below marked with an "X" are applicable and required  
to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be  
located at intervals or \_\_\_\_\_ feet along an approved road in  
accordance with Baltimore County Standards as published by the  
Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_  
EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the  
Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall  
comply with all applicable requirements of the National Fire Protection  
Association Standard No. 101 "Life Safety Code", 1976 edition prior  
to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill*  
Planning Group  
Special Inspection Division

Noted and  
Approved:

*John F. O'Neill*  
Fire Prevention Bureau

/mb



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

August 15, 1986

TED ZALESKI, JR.  
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 59 Zoning Advisory Committee Meeting are as follows:  
Property Owner: James Helcamp, et ux (CRITICAL AREA)  
Location: NE/S Goeller Ave., 175 feet SE Eastern Avenue  
District: 15th.

APPLICABLE CODES AND ORDINANCES:

- ( ) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85,  
The Maryland Code for the Handicapped and Aged (A.M.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- ( ) A building and other miscellaneous permits shall be required before the start of any construction.
- ( ) Residential: Two sets of construction drawings are required to file a permit application. The seal of a  
registered in Maryland Architect or Engineer is/are not required on plans and technical data.
- ( ) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect  
or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- ( ) All Use Groups except: B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for  
exterior walls closer than 6'-0" to an interior lot line. B-1 Use Groups require a one hour wall if closer  
than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party  
wall. See Table 401, Section 1007, Section 1008.2 and Table 1009. No openings are permitted in or  
exterior wall within 3'-0" of an interior lot line.
- ( ) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested  
variance by this office cannot be considered until the necessary data pertaining to height/area and  
construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- ( ) The requested variance appears to conflict with Section(s) \_\_\_\_\_ of the Baltimore  
County Building Code.
- ( ) When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also  
be filed along with three sets of acceptable construction plans indicating how the existing structure is  
to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or  
Engineer seals are usually required. The change of Use Groups are from Use \_\_\_\_\_ to Use \_\_\_\_\_ or  
to Mixed Use \_\_\_\_\_ See Section 312 of the Building Code.
- ( ) The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached  
copy of Section 106.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct  
elevations above sea level for the lot and the finished floor levels including basement.
- (X) Comments: New construction shall comply to Section 516.0 noted directly above.  
Should the porch be existing and only screening or similar enclosure be  
proposed, it could be acceptable.

These abbreviated comments reflect only on the information provided by the drawings submitted to the Office  
of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired,  
the applicant may obtain additional information by visiting Room 112 of the County Office Building at 111  
W. Chesapeake Avenue, Towson, Maryland 21204.  
*Michael S. Flanagan*  
By: C. E. Burman, Chief  
Building Plans Section.

SPECIAL 1 FOR CONSTRUCTION IN TIDAL OR RIVERINE AREAS  
BILL #17-85 BALTIMORE COUNTY BUILDING CODE 1984  
EFFECTIVE - APRIL 23, 1985

SECTION 516.0 A Section added to read as follows:

SECTION 516.0 CONSTRUCTION IN AREAS SUBJECT TO FLOODING  
516.1 AREAS SUBJECT TO INUNDATION BY TIDEWATERS:

1. Whenever buildings or additions are constructed in areas subject to  
inundation by tidal waters, the building's lowest floor (including basement) shall  
be not lower than one (1) foot above the 100-year flood elevation, and shall comply  
by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever  
is more restrictive. These buildings or additions shall be designed and adequately  
anchored to prevent flotation, collapse, or lateral movement of the structure with  
materials resistant to flood damage.

Areas beneath buildings will not be considered as basements if headroom to  
underside of floor joists is less than six feet or if enclosure walls are at least  
50 percent open.

2. Crawl spaces under buildings constructed in the tidal plain, as determined  
by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever  
is the more restrictive, shall be constructed so that water will pass through without  
resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water  
supply, sanitary sewage, electric, gas and oil, must be designed to minimize or  
eliminate infiltration of flood waters into the systems and discharges from the  
systems into flood waters, and require on-site waste disposal systems to be located  
so as to avoid impairment of them or contamination from them during flooding.

516.2 RIVERINE AREAS SUBJECT TO INUNDATION BY SURFACE WATERS WITHIN THE  
100 YEAR FLOOD PLAIN.

1. No structures or additions shall be within the 100-year flood plain  
of any watercourse. The 100-year flood plain shall be based upon the Federal Flood  
Insurance Study or the Department of Public Works, whichever is the more restrictive.  
This determination shall include planned future development of the watershed area.

2. Reconstruction of residential dwelling units shall be governed by  
Sections 103.0 or 120.0 as applicable, except that rebuilding of residential dwell-  
units damaged in excess of 50 percent of physical value shall also be governed by  
the provisions of Subsection 516.1 of this Section.

3. Reconstruction of other than residential buildings or structures in the  
riverine areas shall be made to conform to 516.1 when damage exceeds 50 percent of  
physical value.

April 1985